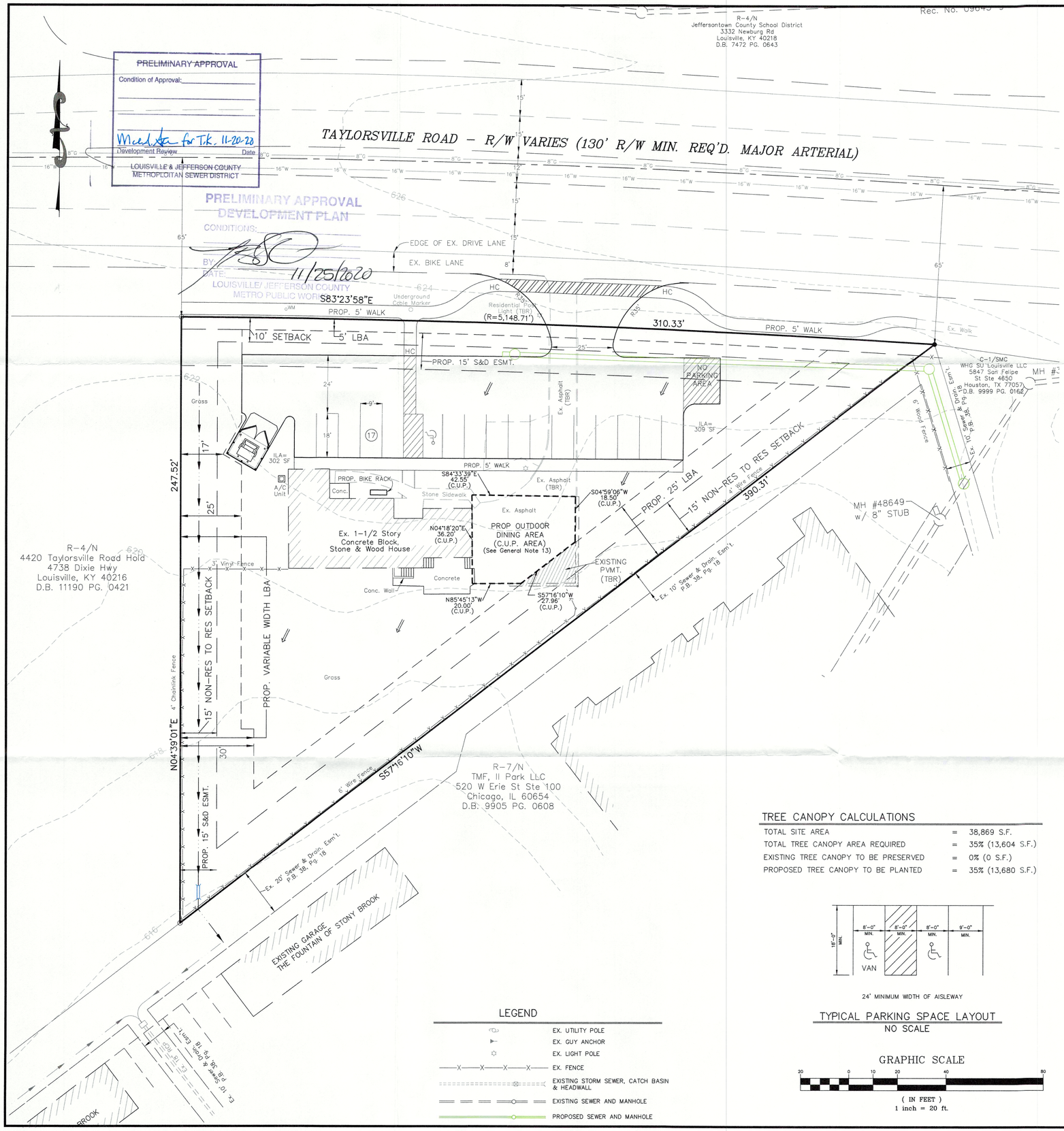

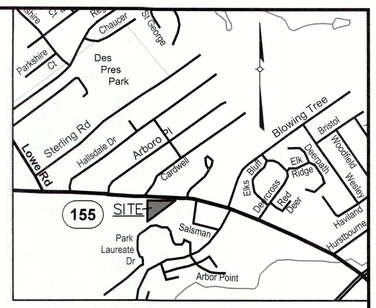

LOCATION MAP
NOT TO SCALE

CONDITIONAL USE PERMIT REQUESTED:

A Conditional Use Permit is requested from the Louisville Land Development Code Section 4.2.41 for Outdoor Alcohol Sales and Consumption/Indoor Entertainment for a restaurant in the C-1 Zoning District.

PROJECT DATA

TOTAL SITE AREA	= 0.9± Ac. (38,869 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1 (CUP REQUESTED SECTION 4.2.41)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= RESTAURANT WITH OUTDOOR DINING
EX. BLDG. HEIGHT TO REMAIN	= 20 FT – 1-1/2 STORIES (25' MAX. ALLOWED)
EX. BLDG. FOOTPRINT AREA TO REMAIN	= 2,088 SF
EX. BLDG. AREA TO REMAIN	= 3,311 SF (INCLUDES 1/2 STORY)
PROP. OUTDOOR DINING AREA	= 1300 SF
F.A.R.	= 0.09 (INCLUDES 1/2 STORY) (1.0 MAX. ALLOWED)

PARKING REQUIRED

RESTAURANT W/ OUTDOOR DINING	MIN.	MAX.
4,611 SF/500 SF MIN.	= 9 SP	
4,611 SF/250 SF MAX.	=	18 SP
TOTAL PARKING PROVIDED	= 17 SPACES (1 ADA SP INCLUDED)	

BIKE PARKING REQUIRED/PROVIDED = 2 SHORT TERM, 2 LONG TERM

TOTAL VEHICULAR USE AREA	= 8,200 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 410 SF (VUA X 5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 559 SF
EXISTING IMPERVIOUS	= 6,082 SF
PROPOSED IMPERVIOUS	= 13,700 SF (125% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. State Highway encroachment permit will be required for any work in the state right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
10. Upon development or re-development of the adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A Cross Access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
11. Construction plan bond and KTC permit will be required prior to construction approval by Metro Public Works.
12. No Karst features were observed on site during a site visit on July 31, 2020, by Ann Richard, RLA.
13. A 6 ft. tall continuous wood privacy fence shall be provided around the Outdoor Dining Area to provide compliance with Section 4.2.41.D.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD by letter dated August 6, 2020. Sewer line shall be installed at minimum grade to allow the upstream sewer shed to be served.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0062 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. Site is subject to regional facilities fees. The existing downstream storm system shall be analyzed all the way to the end of the headwall located at the southwest corner of 8740 Park Laureate Dr. In addition the first catch basin located closest to the site property line shall be changed to be a headwall and both swales into the new headwall shall be defined for capacity. If at the construction plan phase the analysis shows capacity is not available, detention may be required.
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
8. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 14,659 S.F.
9. MSD drainage bond required prior to construction plan approval.
10. Jeffersontown approval required prior to MSD Construction Plan approval.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 38,869 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (13,604 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (13,680 S.F.)

24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. LIGHT POLE
- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN & HEADWALL
- EXISTING SEWER AND MANHOLE
- PROPOSED SEWER AND MANHOLE

SITE ADDRESS:
4508 TAYLORSVILLE ROAD
LOUISVILLE, KY 40220
TAX BLOCK 0037, LOT 0144
D.B. 11023, PG. 0036
COUNCIL DISTRICT – 11
FIRE PROTECTION DISTRICT – JEFFERSONTOWN
MUNICIPALITY – LOUISVILLE

RECEIVED
NOV 09 2020
PLANNING & DESIGN SERVICES

CASE: 20-ZONE-0081
CASE: 20-ZONEPA-0050
MSD WM#: 12164

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/17/20	REVISED PER AGENCY COMMENTS	JH
2	10/16/20	REVISED PER AGENCY COMMENTS	AER
3	11/9/20	REVISED PER AGENCY COMMENTS	AER

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 19195-DDP
DATE: 9/8/2020
SCALE: AS SHOWN
CHECKED BY: AR
DRAWN BY: JH/ARH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
5475 WARNER AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40213
PHONE: (502) 968-5401 FAX: (502) 968-5274
WEB SITE: WWW.LD-N.COM

DETAILED DISTRICT DEVELOPMENT PLAN

4508 TAYLORSVILLE ROAD

OWNER/DEVELOPER
KST PROPERTIES LLC
3227 TRAIL RIDGE ROAD
LOUISVILLE, KY 40241

JOB NO. 19195

SHEET 1 OF 1

20-ZONE-0081